



McPhee Associates OF CAPE COD

DESIGN BUILD REMODEL REAL ESTATE PROPERTY MANAGEMENT

December 13, 2011

Mr. Brian Gale, Chairman
c/o Mike Guigli
Board of Building Regulations & Standards
One Ashburton Place, Room 1302
Boston, MA 02108
Via email: mike.guigli@state.ma.us

Dear Mr. Gale & BBRS Members,

There have been many changes to the State Building Code since its inception, and arguments can be made on whether or not all of these changes were really necessary. However, it is painfully obvious that the unintended consequence of past changes has been to significantly increase the cost and burden of building a new home.

Uniform smoke alarm codes have been extremely successful in saving lives and property in both new and older homes with minimal expense. Why the need for a adopting another "Stretch code"? Instituting a Stretch Residential Sprinkler Code will create more problems than just the additional initial expense to build a home. Annual inspection fees as well as malfunctioning systems will be problematic for homeowners. Buyers may favor towns to build in depending upon whether or not this code has been adopted. Even real estate appraisals will be impacted at a time when most new homes have a difficult time meeting comparable sales comparisons.

It is time for common sense to prevail. Our industry is being regulated to a slow demise. A homeowner can install a sprinkler system at any time if they feel it is in their best interest. A proven smoke alarm code exists. New home construction is at an all time low. It is time for regulators to look at the larger picture before we have nobody to build for; therefore I am asking you not to adopt the proposed residential stretch fire sprinkler code.

Respectfully,

Robert H. McPhee